160.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,900 / 649,900
					USE VALUE:	649,900 / 649,900
					ASSESSED:	649,900 / 649,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CLAREMONT CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNOR CAROLINE M & CECILY A/	
Owner 2:	TRS/JAMES M CONNOR FMLY IRR TR	
Owner 3:	MAUREEN CONNOR FMLY IRREVOCA	
Street 1:	2 CLAREMONT CT	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CONNOR JAMES M & MAUREEN -
Owner 2:	-
Street 1:	2 CLAREMONT CT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,352 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2054 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4352.000	283,800		366,100	649,900
Total Card	0.100	283,800		366,100	649,900
Total Parcel	0.100	283,800		366,100	649,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.38 | /Parcel: 316.3

Legal Description

User Acct 106691

GIS Ref

GIS Ref

Insp Date 12/04/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 160.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,900	0	4,352.	366,100	650,000	650,000	Year End Roll	12/18/2019
2019	101	FV	230,600	0	4,352.	366,100	596,700	596,700	Year End Roll	1/3/2019
2018	101	FV	230,600	0	4,352.	324,300	554,900	554,900	Year End Roll	12/20/2017
2017	101	FV	230,600	0	4,352.	272,000	502,600	502,600	Year End Roll	1/3/2017
2016	101	FV	230,600	0	4,352.	272,000	502,600	502,600	Year End	1/4/2016
2015	101	FV	225,000	0	4,352.	235,400	460,400	460,400	Year End Roll	12/11/2014
2014	101	FV	225,000	0	4,352.	227,500	452,500	452,500	Year End Roll	12/16/2013
2013	101	FV	225,000	0	4,352.	216,500	441,500	441,500		12/13/2012

!12511!

PRINT

Date	Time
12/11/20	02:35:42

LAST REV

Date	Time
06/18/14	15:00:05
mmcmakin	
12511	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNOR JAMES M	63414-329		3/27/2014	Convenience	10	No	No		
	12972-362		5/6/1976		43,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2004	891	Wood Dec	7,000					12 x 25 deck
11/2/1993	550	Manual	10,000					FINISHED BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2008	Meas/Inspect	345	PATRIOT
4/11/2005	Permit Visit	BR	B Rossignol
2/5/2000	Inspected	197	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106691
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4352		Sq. Ft.	Site		0	70.	1.20	8			Road Co	-5					366,121						366,100	

Total AC/HA: 0.09991 | Total SF/SM: 4352 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 366,121 | Spl Credit | Total: 366,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98647064
Adj $ / SQ:	166.467
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385591
Depreciation:	101796
Depreciated Total:	283795

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

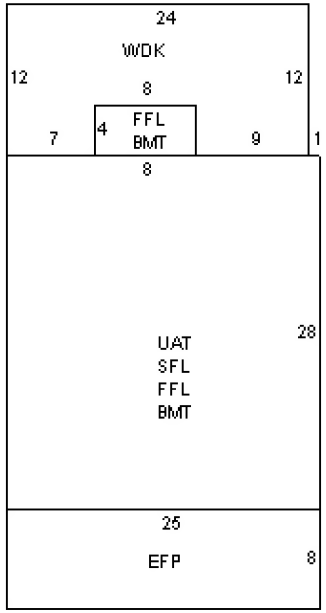
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.47
Special Features:	0	Val/Su Net:	101.54
Final Total:	283800	Val/Su SzAd	198.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	732	63.520	46,499
FFL	First Floor	732	166.470	121,854
SFL	Second Floor	700	166.470	116,527
WDK	Deck	256	9.770	2,502
EFP	Enclos Porch	200	40.280	8,057
UAT	Upper Attic	175	66.590	11,653

Net Sketched Area:	2,795			Total:	307,092
Size Ad	1432	Gross Are	3320	FinArea	2054

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	